

ORDINANCE 111881

AN ORDINANCE relating to historic preservation, imposing controls upon the St. Nicholas/Lakeside School, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348).

WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348), establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, The Landmarks Preservation Board after a public hearing on July 1, 1981, voted to approve the nomination of the St. Nicholas/Lakeside School at 1501 - 10th Avenue East in Seattle as a Landmark under Code Chapter 25.12; and

WHEREAS, after a public hearing on July 15, 1981, the Board voted to approve the designation of the St. Nicholas/Lakeside School as a Landmark under Code Chapter 25.12; and

WHEREAS, on September 2, 1981, the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS, the Board recommends to the City Council approval of controls and incentives; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the designation by the Landmarks Preservation Board of the St. Nicholas/Lakeside School more particularly described as: That portion of the south half of the southwest quarter of the southeast quarter of Sec. 20, township 25 north, range 4 east W.M., in King County, Washington, described as follows:

Beginning at a point on the east line of Lakeview Boulevard, 194.23 feet north of the south line of said section; thence north 89° 14' 15" east to the west line of 10th Avenue North as condemned in King County Superior Court Cause No. 359242 as provided by Ordinance No. 73188 of the City of Seattle; thence southerly, along said west line, to an intersection with the west line of 10th Avenue North as conveyed to the City of Seattle by deed recorded under auditor's file No. 296689, and accepted by Ordinance No. 10598;

1 thence southerly, along said last named west line, to
2 the south line of said section 20; thence west, along
3 said south line, to a point distant east 285.56 feet
4 from the south quarter of said section; thence north
5 80 feet; thence west to the east line of Lakeview
6 Boulevard; thence northerly, along said east line, to
7 the point of beginning.

8 as a Landmark based upon satisfaction of the following
9 criteria of Code Section 25.12.350:

10 It is associated in a significant way with a significant
11 aspect of the cultural, political, or economic heritage of
12 the community, city, state or nation;
13 is hereby acknowledged.

14 Section 2. The following controls upon alteration of
15 the Landmark are hereby imposed:

16 A Certificate of Approval must be obtained or the time
17 for denying a Certificate of Approval must have expired
18 before the owner may make alterations to any portion or
19 aspect of either the exterior of the 1926 structure or
20 the site.

21 Any in-kind maintenance and repair of the above features and
22 characteristics shall be excluded from the Certificate of
23 Approval requirement.

24 Section 3. The following incentives are hereby noted
25 as potentially available to the owner, although the listing
26 shall not be construed as inclusive:

- 27 1) As a part of Code Section 24.74.020, Special
28 Exceptions, certain incentives are available, on
an application basis, to permit in certain circum-
stances uses not otherwise permitted within the
zone in which the Landmark is located.
- 2) Historic Preservation Grants-in-Aid funds, on an
application basis, should the property be entered
in the National Register of Historic Places.

- 1 3) Benefits available under the Tax Reform Act of
2 1976 should the property be entered in the National
3 Register of Historic Places.
- 4 4) The Board will exercise its best effort with the
5 owner and/or the owner's agents in securing necessary
6 and/or potentially available local, state and
7 federally offered financial and other incentives
8 that would aid in insuring the continued historical
9 preservation of the structure and site; and
- 10 5) The Board agrees to provide written support and to
11 participate in any public hearings concerning land
12 use, zoning and building code applications that
 would further restoration efforts.

13 Section 4. Enforcement of this Ordinance and penalties
14 for its violation shall be as provided in Section 25.12.910
15 of the Seattle Municipal Code.

16 Section 5. The City Clerk is hereby directed to record
17 this ordinance with the King County Director of Records and
18 Elections, deliver two copies to the City Historic Preser-
19 vation Officer, 400 Yesler Building, and deliver one copy to
20 the Director of the Department of Construction and Land Use.

(To be used for all Ordinances except Emergency.)

Section....6.. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 10th day of September, 1984,
and signed by me in open session in authentication of its passage this 10th day of
September, 1984. Norman B. Rice
President..... of the City Council.

Approved by me this 17th day of September, 1984.
Charles P. Ryan
Mayor.

Filed by me this 18th day of September, 1984.

Attest: Jim Hill
City Comptroller and City Clerk.

(SEAL)

Published.....

By Earl Dull
Deputy Clerk.